



## Silvertrees

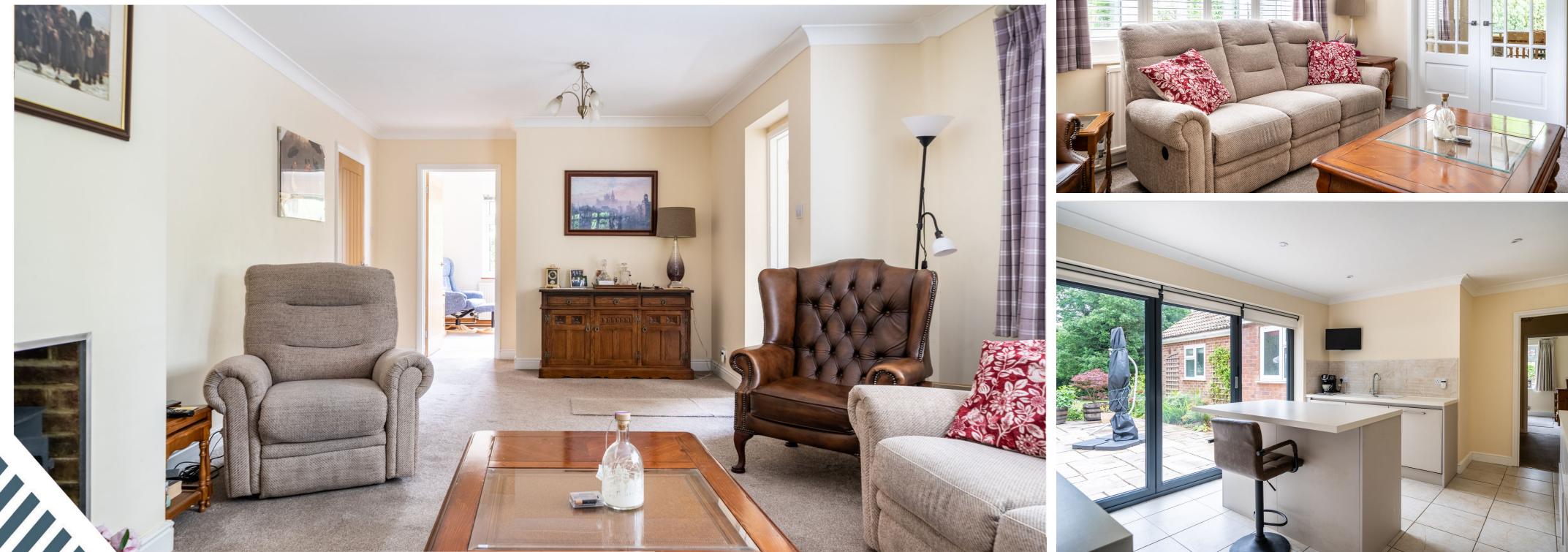
The Drive, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0TD

[www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

# Silvertrees

A detached four-bedroom bungalow, situated on a mature plot of around 1/3 of an acre, with a private driveway providing parking for numerous vehicles. Located in a popular area of Ifold and within a short drive from the village of Billingshurst with a mainline railway station.

- DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- KITCHEN/BREAKFAST ROOM
- DETACHED DOUBLE GARAGE
- SEMI-RURAL LOCATION



This beautifully presented bungalow offers plentiful and versatile accommodation set on an impressive plot of around 1/3 of an acre, with driveway parking and detached garage.

The welcoming porch provides access to the property, leading into the spacious living room with a feature fireplace and double doors leading into the dining room. The dual aspect dining room in turn leads into the bright and airy kitchen/breakfast room with practical yet stylish tiled flooring and plenty of natural light from the folding doors that leads into the garden. The kitchen is fitted with modern units with complementing worktops including a central island with breakfast bar. Appliances include a split-level double oven, induction hob with extractor over, and an integrated dishwasher. The attached utility room offers space with plumbing for a washing machine and has an external door into the garden, making this ideal as a boot room.

The property benefits from four double bedrooms, the fourth is accessed via the living room and is currently being used as a study. Bedroom one has views across the rear garden and has a luxury en-suite shower room. The family shower room has been fitted with a modern suite including a basin & w.c. unit with storage, walk-in shower and chrome-effect towel rail.

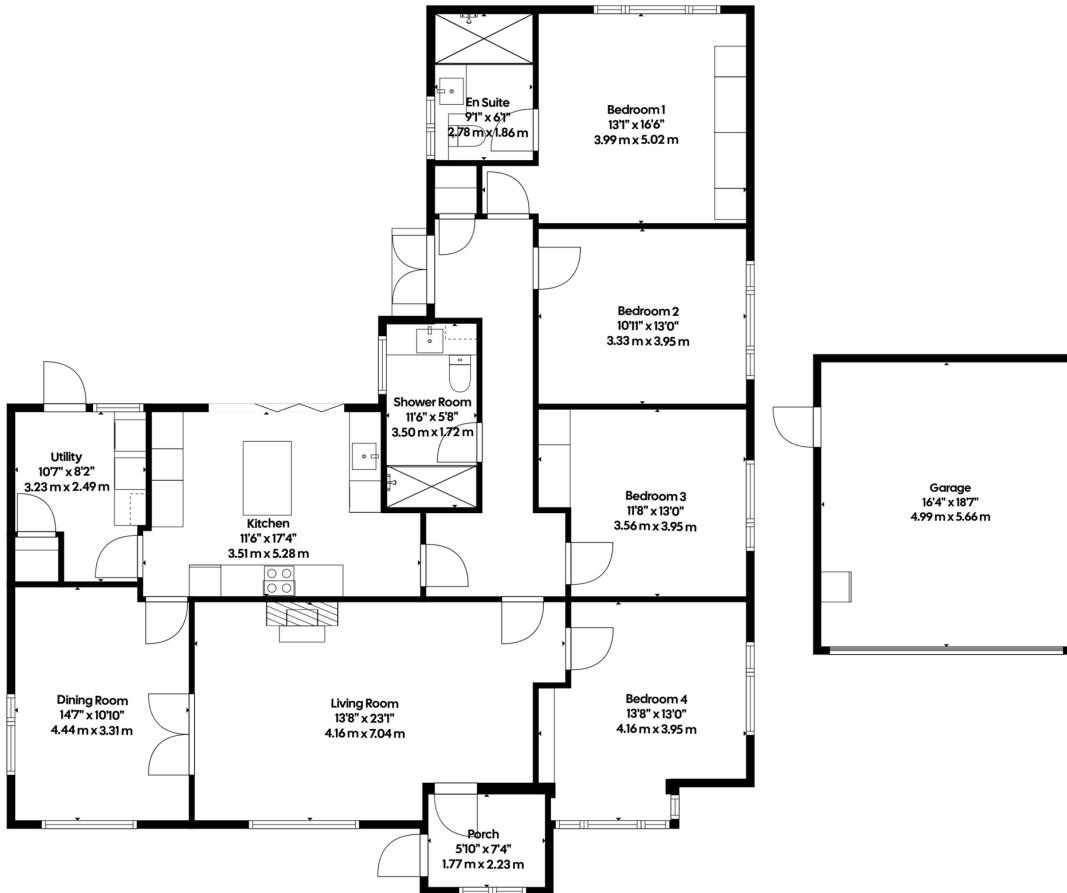


## OUTSIDE

The property is approached via a driveway, with parking for numerous vehicles, leading to the detached double garage with power, lighting, and a remote controlled electric door. Set on a plot of around 1/3 of an acre, the garden at this home is a particular feature. This secluded space, perfect for aspiring and experienced alike, is mainly laid to lawn with mature raised flower beds, trees, greenhouse, storage shed, and a substantial patio area, ideal for alfresco dining.

Ifold is a popular hamlet close to Loxwood, a small village and civil parish with a thriving community, in West Sussex. The village has a church, medical practice, well-reviewed public house, and a variety of sports clubs including cricket and football. Located around six miles from Billingshurst with further amenities and a mainline station offering regular services to London/Victoria and to the south coast.





**TOTAL: 2040 sq. ft, 190 m<sup>2</sup>**  
 FLOOR 1: 2040 sq. ft, 190 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 43 sq. ft, 4 m<sup>2</sup>, GARAGE: 305 sq. ft, 28 m<sup>2</sup>  
 WALLS: 137 sq. ft, 13 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

#### Services

Electricity, oil, water and mains drainage are currently connected to the property.

Council Tax Band F. EPC-D. Agents Note: An annual estate service charge is payable for this property.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
 or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

